

RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENT  
AMENDING LOT 4,  
PHEASANT MEADOWS ESTATES  
FOR  
FOREST RIVER  
RANCH, LLC

LOCATED IN SECTIONS 28 AND 29  
TOWNSHIP 3 SOUTH, RANGE 2 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Stephen S. Clinger, MPO Forest River Ranch, LLC, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described properties, for the purpose of preparing a Record of Survey and a Boundary Line Adjustment plat Amending Lot 4 of the Pheasant Meadows Estates Subdivision

ORIGINAL PROPERTY DESCRIPTION IN SUBDIVISION  
ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 25 FEBRUARY 2008  
AS FOUND BY ENTRY #402715 IN BOOK A530 AT PAGE 417

LOT 4, PHEASANT MEADOWS ESTATES SUBDIVISION, according to the official plat thereof on file at the County Recorder's Office.

ORIGINAL PROPERTY DESCRIPTION WEST OF SUBDIVISION  
ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED RECORDED 16 OCTOBER 2003  
AS FOUND BY ENTRY #365220 IN BOOK A408 AT PAGE 47  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 29: That portion of the following being South of the centerline of the Duchesne River: Lot 7

NEW DESCRIPTION OF LAND TO BE ADDED TO SUBDIVISION (LOT 4)

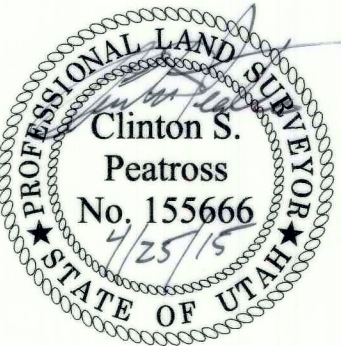
TOWNSHIP 3 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Part of Lot 7, being further described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 29, (also known as General Land Office Lot 7 which is South and East of the centerline of the Duchesne River), and also being the Southwest Corner of Lot 4, Pheasant Meadows Estates Subdivision; thence North 38°25'38" West 320.32 feet, more or less, to the centerline of said Duchesne River; thence the following six (6) courses along said river centerline, (1) North 30°00'00" East 213.00 feet; (2) thence North 7°42'00" West 293.00 feet; (3) thence North 58°44'00" West 334.00 feet; (4) thence North 84°39'00" West 177.00 feet; (5) thence North 35°00'00" West 226.00 feet; (6) thence North 23°13'00" East 199.54 feet to a point on the east-west 1/4 section line; thence leaving said river and running North 89°47'59" East 669.67 feet to the East Quarter Corner of said Section 29, said point also being the Northwest Corner of Lot 4, Pheasant Meadows Estates Subdivision; thence South 1°07'10" West 1286.71 feet to the point of beginning, containing 9.288 acres.

NEW DESCRIPTION OF REMAINDER OF LOT 7

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 29: Part of Lot 7, being further described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 29, (also known as General Land Office Lot 7 which is South and East of the centerline of the Duchesne River); thence South 89°50'48" West 615.99 feet, more or less, along the South line of said NE1/4 of said SE1/4 to the centerline of said Duchesne River; thence the following two (2) courses along said river centerline, (1) North 47°27'00" East 204.23 feet; (2) thence North 66°45'00" East 290.00 feet; thence leaving said river and running South 38°25'38" East 320.32 feet to the point of beginning, containing 2.003 acres.

NARRATIVE

PURPOSE OF SURVEY: Conduct a survey to add a part of Lot 7 in Section 29 to the West side of Lot 4 of the Pheasant Meadows Estates Subdivision, and then prepare a Record of Survey and Boundary Line Adjustment plat Amending Lot 4.  
BASIS OF BEARING: Taken from the subdivision plat of Pheasant Meadows Estates Subdivision, and being North 1°07'10" East from the Southwest Corner to the Northwest Corner of said subdivision.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of the Steve Clinger. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



FOUND A 3" GALVANIZED PIPE  
SET BY THE B.I.A. FOR A  
REFERENCE MONUMENT TO  
THE EAST 1/4 CORNER OF  
SECTION 28 DURING  
PREVIOUS SURVEYS

33.00'  
N 0°48'57" E

LOT 5

66' WIDE  
RIGHT OF WAY

7625 SOUTH STREET

LOT 3

ADDRESS 6876 WEST

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	LONG CHORD
C-1	144°35'08"	60.00'	187.92'	151.41'	114.31'
C-2	73°17'13"	60.00'	44.63'	76.75'	71.62'
C-3	75°23'38"	60.00'	46.37'	78.95'	73.38'

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

STEPHEN S. CLINGER, CO-MANAGING MEMBER  
FOREST RIVER RANCH, LLC

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
STEPHEN S. CLINGER, CO-MANAGING MEMBER FOREST RIVER RANCH, LLC, the signer of the above  
OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses  
and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public

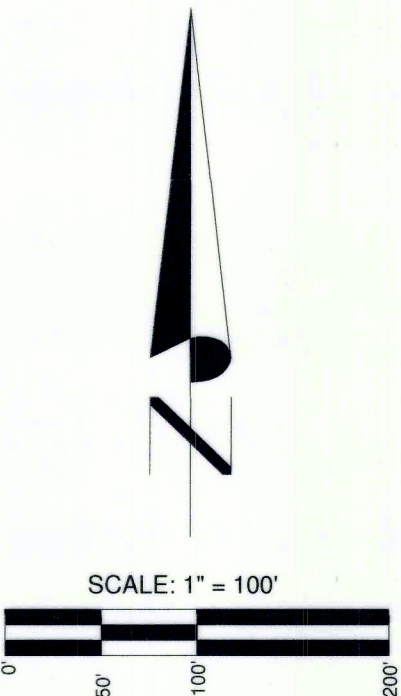
FOUND G.L.O. BRASS CAP  
AT THE WEST 1/4 CORNER  
OF SECTION 29 DURING  
PREVIOUS SURVEYS

GENERAL LAND OFFICE  
LOT 2

GENERAL LAND OFFICE  
LOT 7

9.288 ACRES  
AMENDED LOT 4A  
28.128 TOTAL

18.84 ACRES  
PHEASANT MEADOWS ESTATES  
COMBINED ACRES



- = 5/8"x24" REBAR SET W/YELLOW PLASTIC CAP STAMPED PEATROSS 155666
- = FOUND 1/2" REBAR

GENERAL LAND OFFICE  
LOT 2

REMAINDER OF  
G.L.O. LOT 7  
2.003 ACRES

GENERAL LAND OFFICE  
LOT 6

FOUND G.L.O. BRASS CAP  
AT THE SOUTH 1/16 CORNER  
FOR SECTIONS 29/28

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Lot Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s.  
County of Duchesne Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_  
Shelley Brennan Duchesne County Recorder

NO.	REVISION	DATE	BY

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR

829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

CELL: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 4/25/2015 DATE PLOTTED: Wednesday 5/6/15

SHEET: 1 OF 1 FILE NAME: STEPHEN CLINGER JOB # 1209

County Surveyor File # 3151